

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		FOREST ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	65
Owner 1:	VENUTO NICOLINO & ANGELA			
Owner 2:	VENUTO NICHOLAS A			
Owner 3:				
Street 1:	66 SPRING VALLEY ROAD			
Street 2:				
Twn/City:	BELMONT			
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02478		Type:	

PREVIOUS OWNER

Owner 1:	MALOY CONCETTINA N/TRUSTEE -		
Owner 2:	6365 REALTY TRUST -		
Street 1:	65 FOREST ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Ind with a Condo Whs. Building built about 2004, having primarily Conc. Block Exterior and 944 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	444	Condo-Ind:		Prime NB Desc:	COM/IND COND		Total:		Spl Credit:		Total:	
--------------	---------	--------------	---	-------------	-----	------------	--	----------------	--------------	--	--------	--	-------------	--	--------	--

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
444	0.000	246,100			246,100		261305
							GIS Ref
							GIS Ref
Total Card	0.000	246,100			246,100	Entered Lot Size	
Total Parcel	0.000	246,100			246,100	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		260.70	/Parcel: 260.70	Land Unit Type:	Insp Date
							07/10/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	444	FV	246,100	0	.		246,100		Year end	12/23/2021
2021	444	FV	242,500	0	.		242,500		Year End Roll	12/10/2020
2020	444	FV	233,600	0	.		233,600	233,600	Year End Roll	12/18/2019
2019	444	FV	217,300	0	.		217,300	217,300	Year End Roll	1/3/2019
2018	444	FV	167,200	0	.		167,200	167,200	Year End Roll	12/20/2017
2017	444	FV	167,200	0	.		167,200	167,200	Year End Roll	1/3/2017
2016	444	FV	167,200	0	.		167,200	167,200	Year End	1/4/2016
2015	444	FV	165,600	0	.		165,600	165,600	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

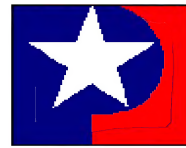
[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
3/20/2009	Inspected	197	PATRIOT
11/23/2005	Info Fm DEED	BR	B Rossignol
5/18/2005	Inspected	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	38505
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	20:04:14

LAST REV

Date	Time
07/30/18	09:52:19

apro
15043

!15043!

APPRaised:
USE VALUE:
ASSESSed:

Total Card /	Total Parcel
246,100 /	246,100
246,100 /	246,100
246,100 /	246,100

1 of 1
CARD

Commercial

ARLINGTON

Type:	07	- Condo Whs.	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	6	- Slab	
Frame:	1	- Wood	
Prime Wall:	21	- Conc. Block	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	11	- Membrane	
Color:			
View / Desir:			

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: B+ - Good (+)	
Year Blt: 2004	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES	
Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	12.973999977
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:		HB: 1					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	8	- Plyw Panel	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

DEPRECIATION		
Phys Cond:	AV - Average	12.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	12.0%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.25000000
Const Adj.:	0.93110687
Adj \$ / SQ:	145.485
Other Features:	2500
Grade Factor:	1.46
NBHD Inf:	1.37000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279705
Depreciation:	33565
Depreciated Total:	246140

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.A-0005-0065.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	944	145.490	137,338	
Net Sketched Area:		944	Total:	137,338	
Size Ad	944	Gross Area	944	FinArea	944

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

